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Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

October 13, 1954

Shell Oil Company
1008 West Sixth Street
Los Angeles 14, California

Att: Mr. Beardon or Mr. Merle Howells

IMPORTANT
When replying refer to
Our No. **4164965** **SEB**

Your No. **Sub. No. 4**
Ref Defense Plant Corp.

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 5, 1954, at 7:30 a.m.

S. E. BERGMAN

TITLE OFFICER

Vestee: **RECONSTRUCTION FINANCE CORPORATION, a corporation, duly organized and existing under and by virtue of the laws of the United States, successor to all rights and assets of Defense Plant Corporation.**

Exceptions:

1. General and special county taxes for the fiscal year 1954-1955, a lien not yet payable.

2. Easements for the excavation, clearing, and repair of canals, ditches, flumes, pipes or other water conduits for water used for irrigation or domestic purposes and for the transmission and flow of said waters, as provided by the final order of partition entered in Case No. 3584 of the Superior Court in and for the county of Los Angeles.

3. The right to enter and to develop and remove water and construct existing plants; also the right of way for pipes, ditches, canals, etc., and other rights and easements as conveyed in the deed to Dominguez Water Company, as excepted in the deed to Title Insurance and Trust Company, recorded in book 286 page 207 of Official Records.

4. An easement for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under and across said land, as granted to Dominguez Water Company, by deed recorded in book 1515 page 263 of Official Records.

5. The effect of an easement for public road and highway purposes, in following described real property situated in County of Los Angeles.

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Those portions of Tracts 4671, 6378, 3612, as per map recorded in book 56 page 30, book 68 page 1, book 40 page 5 of Maps, in the office of the county recorder of said county, and that portion of Gardena Valley and Nigger Slough, Drainage Canal, as shown on map of Tract 4671, all within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

(Being in County of Los Angeles) Beginning at intersection of center lines of 190th Street and Figueroa Street, as shown on map of said Tract 4671; thence South $0^{\circ} 04' 10''$ East, along said last mentioned center line 641.17 feet to curve concave to West, tangent southerly along said curve 983.85 feet; thence South $37^{\circ} 29' 15''$ West, 1215.32 feet to curve concave to east, tangent to said last mentioned curve and having a radius of 1500 feet; thence southerly along said last mentioned curve 983.06 feet to center line of Figueroa Street (formerly Hamilton Street), as shown on map of said last mentioned tract; thence southerly along said last mentioned center line to center line of James Street, as shown on said last mentioned map; thence southerly in straight line to intersection of center lines of East Head and Figueroa Street (formerly Hoover Street), as shown on map of said Tract 6378; thence southerly along said last mentioned center line and southerly along center line of Figueroa Street (formerly Hoover Street), as shown on map of said Tract 3612, to center line of Carson Street, as shown on said last mentioned map. To be known as Figueroa Street.

Also that portion of said Tract 4671, within a strip of land 100 feet wide, lying 50 feet on each side of center line of Hamilton Street, as shown on said last mentioned map, extending from center line of East Head as shown on said last mentioned map. The southerly 223.76 feet of said last mentioned strip of land is to be known as Figueroa Street; the remainder thereof is to be known as Hamilton Street, as granted to the County of Los Angeles, in deed recorded June 2, 1933, in book 12113 page 381 of Official Records.

6. An easement for public road and highway purposes in, over, through and across the following described property situated in the County of Los Angeles:

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Those portions of lots 77, 82 to 86, both inclusive; 103 to 107, both inclusive; and 109 of Tract 4671, as per map recorded in book 56 page 30 of Maps, in the office of the county recorder of said county, and that portion of Gardena Valley and Nigger Slough Drainage Canal, as shown on said map, within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at intersection of center lines of 190th Street and Figueroa Street, as shown on said map; thence South $0^{\circ} 04' 10''$ East, along said last mentioned center line 641.17 feet to curve concave to west, tangent to said curve and having a radius of 1500 feet; thence southerly along said curve 983.84 feet; thence South $37^{\circ} 29' 15''$ West, 1215.32 feet to curve concave to east, tangent to said last mentioned curve and having a radius of 1500 feet; thence southerly along said last mentioned curve 983.06 feet to center line of Figueroa Street (formerly Hamilton Street) as shown on said map; thence southerly along said last mentioned center line to center line of Francisco Street, as shown on said map.

Also that portion of lot 82 of said Tract 4671, within following described boundary:

Beginning at northerly corner of said last mentioned lot; thence easterly along northerly line of said lot 5 feet; thence South $8^{\circ} 53' 40''$ East, parallel with westerly line of said lot, a distance of 142.55 feet; thence South $80^{\circ} 15' 11''$ East, 14.55 feet to westerly line of said 100 foot strip of land; thence southerly along said last mentioned westerly line to northerly line of said last mentioned lot; thence northerly in direct line to point of beginning, to be known as Hamilton Street, as granted to the County of Los Angeles, in deed recorded June 16, 1933, in book 12163 page 34 of Official Records.

7. An easement for highway purposes over those portions of Tract 4671, in the county of Los Angeles, as per map recorded in book 56 page 30 of Maps, in the office of the county recorder of said county, and those portions of Tract 3311, as per map recorded in book 40 page 5 of Maps, in the office of the county recorder of said county, included within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

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Beginning at the intersection of the center lines of 190th Street and Figueroa Street, as shown on said map of Tract 4671; thence South $0^{\circ} 04' 10''$ East, along said last mentioned center line 641.17 feet; thence southwesterly along a tangent curve concave northwesterly having a radius of 1500 feet through an angle of $37^{\circ} 33' 25''$ an arc distance of 983.24 feet; thence tangent South $37^{\circ} 29' 15''$ West, 1215.32 feet; thence southerly along a curve concave easterly having a radius of 1500 feet; through an angle of $37^{\circ} 33' 00''$, an arc distance of 983.06 feet to the point of tangency of said curve with the center line of Figueroa Street shown as Hamilton Street on said map of Tract 4671; thence southerly along said last mentioned center line to the center line of James Street, as shown on said map of Tract 4671; thence southerly in a direct line to the intersection of the center line of East Road with the center line of Figueroa Street (formerly Hoover Street), as said streets are shown on map of Tract 6378, recorded in book 68 page 1 of Maps; thence southerly along the center line of the last mentioned Street to a point thereon distant northerly 364.51 feet from the intersection of said center line with the center line of Ocean Street as shown on map of said Tract 3612; thence southerly along a tangent curve concave easterly having a radius of 2000 feet through an angle of $15^{\circ} 05' 05''$ an arc distance of 526.56 feet, as conveyed to State of California, in deed recorded August 8, 1938, in book 15944 page 310 of Official Records.

8. The effect of a deed excepting and reserving rights of way and easements for all water pipes and mains now existing in the said lot 22 of said tract, together with right to maintain, repair, and change the size of said pipes and mains and the right of ingress and egress to and from the same for said purposes, to the extent necessary to enable grantor herein to serve water to properties contiguous to and adjoining the said portion of said tract, subject to the following express terms and conditions:

The rights of way and easements for such water pipes and mains so excepted and reserved by grantor may, at the option of grantee, its successors or grantees, be relocated at location to be approved by grantor upon the land to be quitclaimed, or on adjacent or nearby land now owned or hereafter acquired by grantee, provided that grantee shall at all times and during the period of any such relocation provide grantor, at grantee's expense, right of way, water pipes and mains similar to and substantially equivalent to those then existing; and

grantee and grantor, their respective successors or grantees, shall mutually covenant that in the event of any such relocation, grantee shall grant to grantor adequate and sufficient right of way and easements with rights incident thereto for newly located water pipes or mains, and grantor shall relinquish and quitclaim to grantee, its successor or grantees all to the excepted and reserved rights of way and easements with rights incident thereto for all water pipes and mains so removed and relocated. Grantor hereby certifies that the right, title and interest herein and hereby conveyed are not vital or important or necessary to it in their performance of this obligation to carry and deliver water or its businesses as a public utility, as conveyed by Dominguez Water Corporation, a corporation, to Defense Plant Corporation, a corporation, recorded January 5, 1944, in book 20539 page 242 of Official Records.

9. The effect of a deed executed by Dominguez Estate Company, a corporation, in favor of Dominguez Water Corporation, a corporation, recorded February 28, 1952, in book 38362 page 377 of Official Records, quitclaiming easements for the purpose of laying and maintaining water pipe and incidental purposes, together with rights of ingress and egress, said easements being 10 feet in width along all the lot lines of all lots in said Tract 4571.

DESCRIPTION:

Lot 82 of Tract No. 4671, in the county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county.

EXCEPT therefrom the easterly 100 feet thereof.

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